

TRANSFER
TAX
PAID

42-176

WARRANTY DEED

014028

LESTER T. JOLOVITZ, of 11 Oak Knoll Drive, Waterville, County of Kennebec and State of Maine for consideration paid, grants to STEPHEN J. PIASCIK, of 20 Bell Pond Drive, Wethersfield, Connecticut with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a steel pin in the southerly line of Barnet Avenue at the northwest corner of Lot #23 as shown on plan of "Barnet Avenue Addition, Phase II for Lester T. Jolovitz"; thence S 78° 04' E a distance of 128.6 feet along the southerly line of Barnet Avenue to a steel pin; thence S 12° 29' W a distance of 138.0 feet to a steel pin; thence continuing in a straight line a distance of 59.5 feet, more or less, to a steel pin in the northerly line of proposed Hughey Street; thence in a westerly direction and along the northerly line of said proposed Hughey Street a distance of 90 feet, more or less, to a steel pin and being the southwest corner of the parcel conveyed to Lester T. Jolovitz by warranty deed from Roland J. Lachance and Rose E. Lachance dated November 2, 1993 and recorded in Kennebec Registry of Deeds in Book 4539, Page 126; thence northerly along the said Lachance westerly line a distance of 59.5 feet, more or less, to a steel pin in the southerly line of said Lot #23; thence N 77° 31' W a distance of 38.6 feet, more or less, to a steel pin in the southwest corner of said Lot #23; thence N 12° 29' E a distance of 136.8 feet to a steel pin and the point of beginning.

Meaning and intending to convey Lot #23 on plan of "Barnet Avenue Addition, Phase II for Lester T. Jolovitz" dated February 9, 1990 and recorded in Kennebec Registry of Deeds File #D90108 and additional land located on the south side of Lot #23.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds in Book 1694, Page 310 and part of the premises conveyed by Roland J. Lachance and Rose E. Lachance to Lester T. Jolovitz by warranty deed dated November 2, 1993 and recorded in Kennebec Registry of Deeds in Book 4539, Page 126.

This conveyance is subject, however, to the following restrictions, which will be binding upon the said grantee and all persons claiming or holding under said grantee:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than One Hundred Thousand Dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be

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erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The following restriction applies only to the premises described in the warranty deed from Roland J. Lachance and Rose E. Lachance to Lester T. Jolovitz dated November 2, 1993 and recorded in Kennebec Registry of Deeds in Book 4539, Page 126:

No house or other buildings to be erected on said lots to cost less than fifteen hundred dollars (\$1,500.00) except that after such or other building has been erected such outbuildings as may be suitable and appurtenant may then be constructed.

8. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

WITNESS my hand and seal this 2nd day of May, 2002.

Ruth E. Lemieux
WITNESS

Lester T. Jolovitz
LESTER T. JOLOVITZ

STATE OF MAINE
Kennebec, ss.

May 2, 2002

Then personally appeared the above-named LESTER T. JOLOVITZ and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ruth E. Lemieux
Notary Public



RUTH E. LEMIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 13, 2006

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RECEIVED KENNEBEC SS.
2002 MAY 14 AM 9:00

ATTEST: Ruth E. Lemieux
REGISTER OF DEEDS